CUP 21 g.31/58

PARTICULARS,

AND

CONDITIONS OF SALE,

OF A VALUABLE AND VERY DESIRABLE

FREEHOLD ESTATE,

SITUATE AT

LILLINGSTONE-DAYRELL, near STOWE,

In the COUNTY of BUCKS;

Three Miles from *Buckingham*, Eight from *Brackley*, Seven from *Towceſter*, and Sixty from *London:*

Which will be SOLD by AUCTION,

BY

MR. YOUNG,

At *Garraway*'s Coffee-Houſe, *Exchange-Alley*, *Cornhill*, LONDON,

On WEDNESDAY, the 2d Day of *AUGUST*, 1797, at Twelve o'Clock.

IN ONE LOT.

THE PREMISES conſiſt of a FARM-HOUSE, BARN, STABLE, ~~MALT~~ Cow HOUSE, and HOGGERIES, with a YARD, GARDEN, and 124 Acres, 3 Roods, 25 Perches, more or leſs, of LAND, in a Ring Fence; of which about 15 Acres are Arable, and the reſt Meadow and Paſture Land: let to Mr. JOSEPH KEY, from Year to Year, from the 10th of *October*, at - - - - - - - £90

			A.	*R.*	*P.*	
1	Houſe, &c. and Home Grounds	-	44	2	19	
2	Home Meadow -	Meadow	12	0	13	
4	Woadmill Cloſe -	ditto	6	1	23	
6	Gravel Ground - -	ditto	26	0	15	
7	Great Meadow - -	ditto	9	2	28	
8	Little Ditto, or Woolon's Patch	ditto	5	1	21	
9	Quincey's Ground - -	ditto	20	2	26	
						124 3 25

Alſo, three Pieces of Valuable *Wood-Land*, in Hand, which have produced annually, on an average (including the Timber and Bark ſold) about - - - - - - - - - £140

		A.	*R.*	*P.*		
3	Upper Hatch Hill - - -	18	1	13		
5	Lower Ditto - - -	33	1	13		
10	The Shrines - - -	40	2	20		
					92 1 6	£230
Land-Tax - £12 : 8*s.*				Total	217 0 31	
Pariſh-rates for Woods, about £7						

This ESTATE is perfectly compact, in a Ring Fence; and the Wood Lands are in a proper State of Growth, well ſtocked with fine growing Timber.

The Tenant will ſhow the Eſtate: And printed PARTICULARS may be had at the *Cobham Arms*, or of Mr. THOMAS HEARNE, Attorney at Law, Buckingham; *Crown*, Brackley; *New White Horſe*, Towceſter; *Cock*, Stoney-Stratford; at *Garraway's*; and of Mr. YOUNG, N° 58, *Chancery-Lane*, *London*, where a Plan may be ſeen.

CONDITIONS OF SALE.

I. THE higheſt Bidder to be the Purchaſer; and if any Diſpute ariſe between two or more Bidders, the Eſtate to be put up again.

II. No Perſon to advance leſs than £.5 at each Bidding.

III. The Purchaſer to pay down immediately a Depoſit of £.~~00~~ 15 *per Cent.* in Part of the Purchaſe-Money, and ſign an Agreement for Payment of the Remainder on or before the 1ſt Day of *December*, 1797, on having a good Title, at the Expence of the Vendor.

IV. The Purchaſer to have a proper Conveyance, at his own Expence, on Payment of the Remainder of the Purchaſe-Money, according to the Third Condition; and to be entitled to the Poſſeſſion of the Parts not let, and to the Rents and Profits of the Parts let, from the Time of completing the Purchaſe; to which Time all Outgoings will be cleared.

V. The Purchaſer to take the Timber-Trees and Saplings, down to 2*s.* per Stick, and that incluſive, at a fair Valuation; ſuch Valuation to be made by two proper Perſons, one to be appointed by the Seller, and the other by the Purchaſer, or their Umpire, on or before the 1ſt Day of *December*, 1797; and the Amount to be paid on completing the Contract for the Eſtate-

VI. There being a Duty on all Sales of Eſtates, of Sixpence in the Pound, to be levied on the Buyer or Seller, as may be thought moſt proper; the Eſtate contained in this Particular is to be ſold, ſubject to the Seller's paying one Moiety of the ſaid Tax, and the Buyer the other, excluſive of the Sum the ſaid Eſtate ſhall ſell for.

Laſtly. If the Purchaſer ſhall neglect or fail to comply with the above Conditions, the Depoſit-Money to be forfeited; the Proprietor to be at full Liberty to re-ſell the ſaid Eſtate; and the Deficiency, if any there ſhall be by ſuch ſecond Sale, together with all Charges attending the ſame, ſhall be made good by the Defaulter at this preſent Sale.